

Class A Office Space

Crossroads Corporate Center VIIB

20935 Swenson Dr., Waukesha, WI 53186

Jones Lang LaSalle Brokerage, Inc. a licensed real estate broker



20935 Swenson Dr.

Crossroads Corporate Center VIIB is a premier Class A office building located in the heart of Crossroads Corporate Center. Built in 1990 and renovated in 2020, this 71,276 RSF building boasts updated common areas and a robust, modern amenity package. Situated at Goerkes Corners, the building is surrounded by an abundance of retail, dining, and lodging options along Bluemound Rd, Baker Rd, and Mooreland Blvd. Downtown Milwaukee is just 18 minutes away, combining suburban comfort with urban proximity.



Move-in ready suites available



Outdoor deck overlooking pond



WiFi enabled tenant lounge with free coffee/beverage station and micro-market vending, ideal for entertaining clients



Quick access to I-94 & Bluemound Rd.

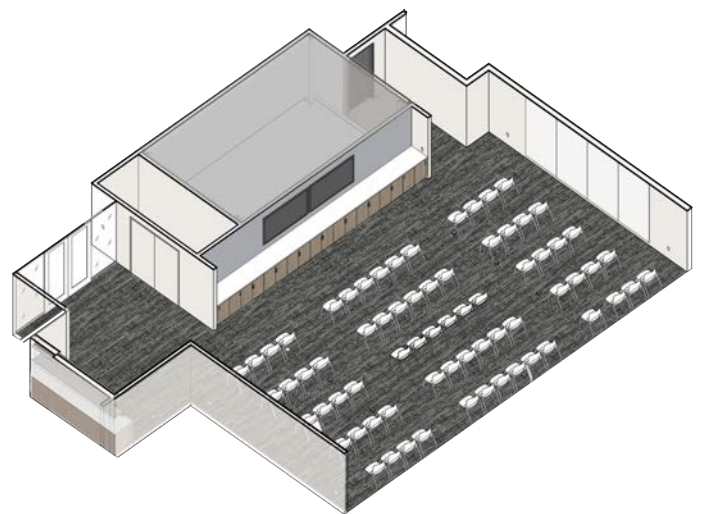
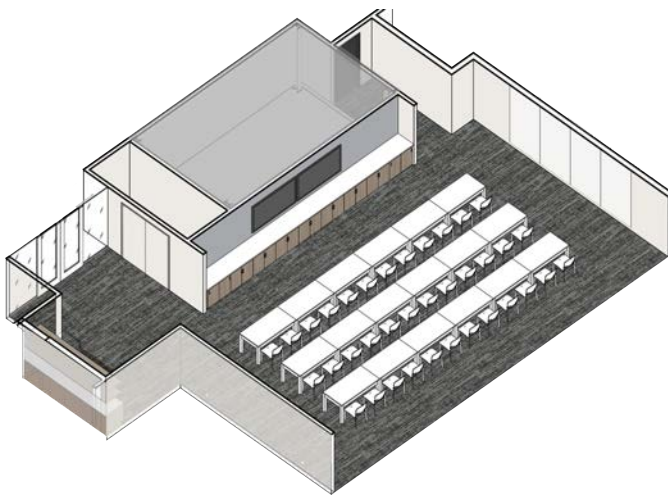


Executive parking available at \$90/ month.
4 / 1,000 SF overall parking ratio



Updated conference center &
35+ capacity training center

Training Center renderings



Max. Contiguous

6,618

RSF

Lease rate PSF

\$15-\$16

NNN

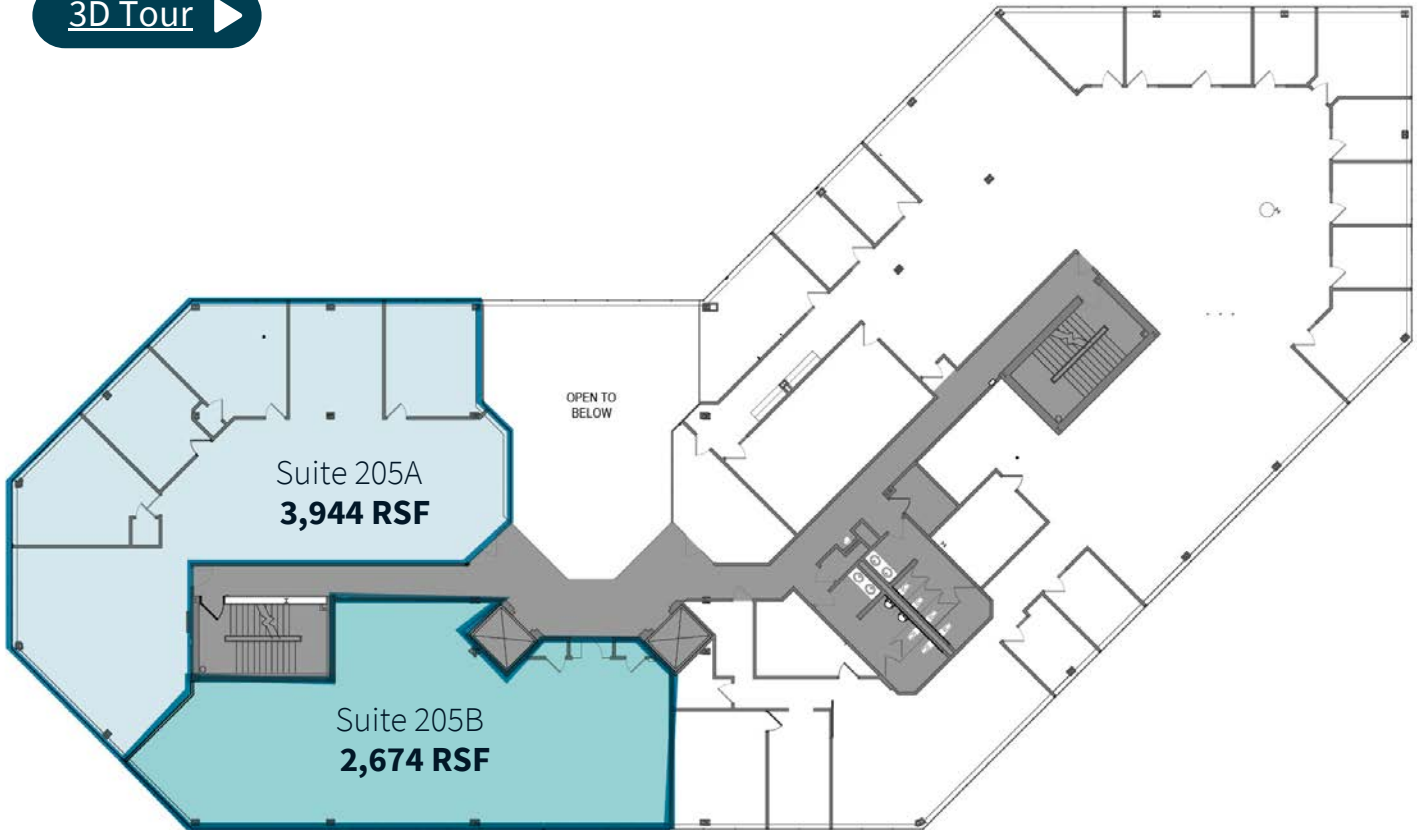
Est OPEX (2026)

\$9.52

PSF

Suite 205: **Up to 6,618 RSF**

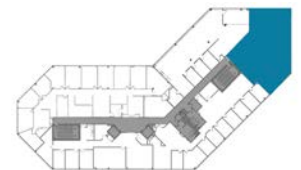
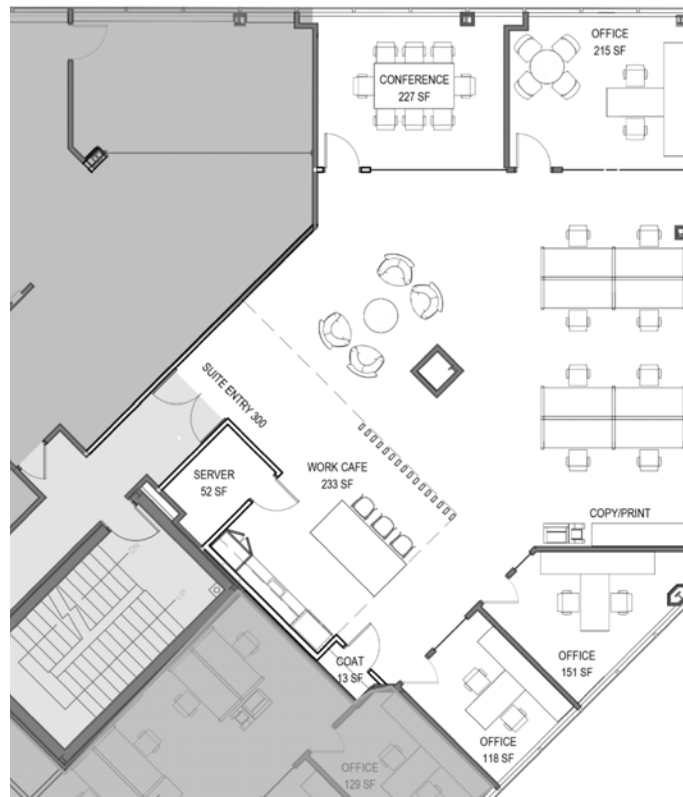
[3D Tour](#) 



Suite 205

Spec Suite 300: **2,816 RSF**

[3D Tour](#)



Spec Suite 400: **3,870 RSF**



Building Lobby / Lounge



2024 Demographics | 2 miles

- Population: 19,521
- Median age: 43.8
- Avg household income: \$106,529

2024 Demographics | 5 miles

- Population: 130,817
- Median age: 41.5
- Avg household income: \$105,661

1 MIN

to Interstate 94

18 MIN

to Downtown MKE

10 MIN

to Downtown
Waukesha

25 MIN

to Mitchell
International Airport



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